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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
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December 12, 2022

The Honorable President and Members  
of the Baltimore City Council  
Attn: Executive Secretary  
Room 409, City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 22-0226 – Urban Renewal – Charles North – Renewal Area  
Designation and Urban Renewal Plan

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 22-0226 for form and legal sufficiency. It would repeal and replace the Urban Renewal Plan for Charles North.

Any changes in an Urban Renewal plan, such as these changes, must be made by ordinance. City Code, Art. 13, § 2-6(g)(1). Since this is not a technical amendment but is instead one that affects the area encompassed by the Plan, it requires the same notice as that required to adopt the original ordinance that created the Plan. City Code, Art. 13, § 2-6(g) (2), (3). Thus, notice of the City Council hearing must be posted in the neighborhood of the area involved at least ten days prior to the hearing. City Code, Art. 13, § 2-6(d)(3)(i). Additionally, notice of the City Council hearing must be published once a week for two consecutive weeks in a newspaper of general circulation in Baltimore City. City Code, Art. 13, § 2-6(d)(3)(ii).

Additionally, any notice and hearing requirements in the current Plan itself must be followed. Paragraph H of the Plan requires that the City Department of Housing and Community Development give any proposed amendment to the “Charles/North Community Association and/or its successors” no later than the time the Planning Department receives the proposed amendment. Plan, ¶ H. The community association has three weeks to respond to any proposed change and if they fail to do so, the change is deemed satisfactory. Plan, ¶ H. There must be a public hearing on any changes, like this one, that are made by ordinance. Plan, ¶ H. At least ten days before that hearing, the community association must be given written notice of the date and time of that hearing. Plan, ¶ H. Similarly, for “any land in the project area previously disposed of by the City for use in accordance with the” plan, the owner must be given ten days’ notice of the hearing and access to a copy of the proposed changes. Plan, ¶ H.

Assuming these notice requirements are met, the Law Department can approve City Council Bill 22-0226 for form and legal sufficiency.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Hilary Ruley".

Hilary Ruley  
Chief Solicitor

cc: James L. Shea, City Solicitor  
Matthew Stegman, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Jefferey Hochstetler, Chief Solicitor  
Ashlea Brown, Chief Solicitor  
D'ereka Bolden, Assistant Solicitor  
Michelle Toth, Special Assistant Solicitor